

Town of Colchester
Planning Commission

Pursuant to Title 24 VSA, Chapter 117, the Colchester Planning Commission will hold a public hearing on Tuesday, October 5, 2010 at 7 P.M. at the Colchester Meeting House on Main Street for the purpose of considering amendments of the Colchester Zoning Regulations. The proposed amendments are as follows:

1. Reduce the minimum acreage requirement for PUD's in Section 9.01C(3) from five acres to 1.5 acres.
2. Change 9.01C to do away with the requirement for a density plan with each application.
3. Clarify Section 9.01C(5) to specify Class II and III wetlands and floodplains instead of "wet areas and soils unsuitable for development".
4. Specify in Section 9.01C(9) that the PUD buffer of 50 feet is for residential districts and not commercial.
5. Section 9.01D(1) delete GD District to clearly state that the waiver of dimensional standards, not just setbacks, is applicable to all districts per current practice of the DRB.
6. Change Section 9.01D(3) to allow for the use of structured recreational areas within open space in the GD1 District.
7. Change Section 5.03 to eliminate a 45 foot setback for gas canopies in the Business District.

These are a summary of the proposed changes. The Zoning Regulations & Map can be found at the Town Offices at 781 Blakely Road and may also be reviewed on-line at <http://www.colchestervt.gov>. The Colchester Zoning Map and Regulation amendments are identified as supplement #29.

COLCHESTER PLANNING
COMMISSION

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